

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
RE: TENTATIVE DESIGNATION OF REDEVELOPER
DISPOSITION PARCEL SE-55
IN THE SOUTH END URBAN RENEWAL AREA,
PROJECT NO. MASS. R-56

WHEREAS, the Boston Redevelopment Authority, (hereinafter referred to as the "Authority"), has entered into a contract for loan and capital grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance in the hereinafter identified Project; and

WHEREAS, the Urban Renewal Plan for the South End Urban Renewal Area, Project No. Mass. R-56, (hereinafter referred to as the "Project Area"), has been duly reviewed and approved in full compliance with local, State and Federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, sex, religion or national origin; and

WHEREAS, Mr. & Mrs. Barounis has expressed an interest in and has submitted a satisfactory proposal for the development of Disposition Parcel SE-55 in the South End Urban Renewal Area; and

WHEREAS, the Authority is cognizant of Chapter 30, Sections 61 and 62 of the Massachusetts General Laws, as amended, with respect to minimizing and preventing damage to the environment:

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Mr. & Mrs. Antonios Barounis be and hereby is tentatively designated as Redeveloper of Disposition Parcel SE-55 in the South End Urban Renewal Area subject to:

- (a) Concurrence in the proposed disposal transaction by the Department of Housing and Urban Development;
- (b) Publication of all public disclosure and issuance of all approvals required by the Massachusetts General Laws and Title I of the Housing Act of 1949, as amended;
- (c) Submission within ninety (90) days in a form satisfactory to the Authority of:
 - (i) Evidence of the availability of necessary equity funds, as needed; and
 - (ii) Evidence of firm financial commitments from banks or other lending institutions; and

(iii) Final Working Drawings and Specifications; and

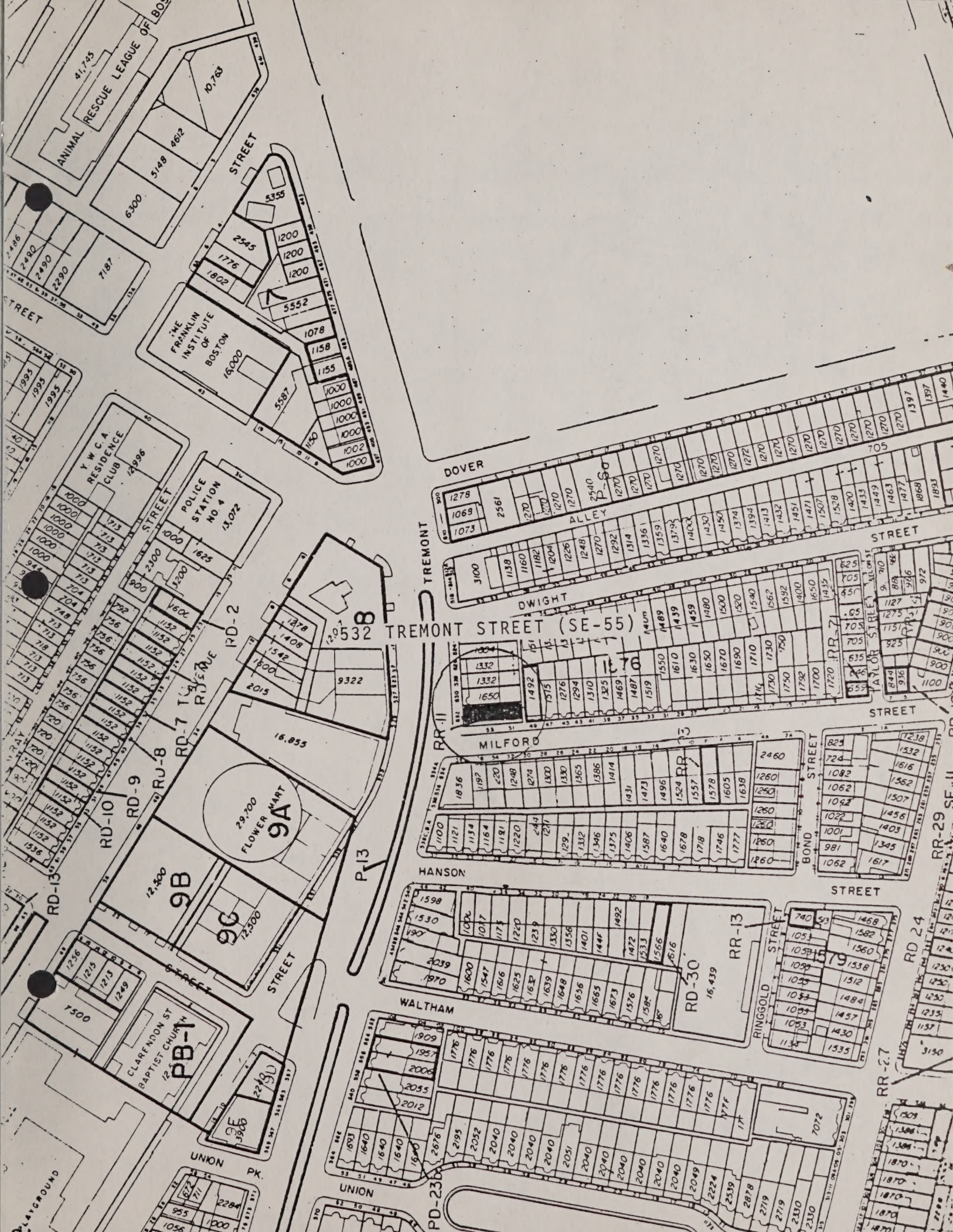
(iv) Proposed development and rental schedule.

2. That disposal of Parcel SE-55 by negotiation is the appropriate method of making the land available for redevelopment.

3. That it is hereby found and determined that the proposed development will not result in significant damage to or impairment of the environment and further, that all practicable and feasible means and measures have been taken and are being utilized to avoid or minimize damage to the environment.

4. That the Secretary is hereby authorized and directed to publish notice of the proposed disposal transaction in accordance with Section 105 (E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure" (Federal Form H-6004).

5. That Antonios and Lambrini Barounis are hereby authorized to enter upon Authority-owned premises at 532 Tremont Street in the South End Urban Renewal Area to prevent vandalism, deterioration and to continue services to the neighborhood, subject to submission of evidence of adequate insurance, a held-harmless letter, and such additional requirements as may be established by the Director, said business shall be charged \$450.00 per month for the use of the space until the date of conveyance or until said license is terminated by a thirty day notice from the Authority.



September 3, 1976

South End Project Director
Boston Redevelopment Authority
72 Warren Avenue
Boston, Massachusetts

We would like to submit our proposal for the redevelopment of 532 Tremont Street, Boston, Massachusetts. It is our intention to undertake the entire rehabilitation of this property if designated redeveloper. We would move our family store, The Athens Market, into the commercial space on the first floor and occupy an apartment above the store. In addition to this apartment, we would rehabilitate three additional apartments for rental.

It is our intention to apply for a 312 mortgage for the rehabilitation of the four apartments. The costs associated with the work in the commercial space we will pay for from other sources. If 312 mortgage money is not available, we will seek private financing for this project. We anticipate the rehabilitation of the four apartments to cost \$75,000 and the work in the commercial space to cost \$20,000.

As part of the redevelopment team, we would use Peter Thomas as the Architect for the project. Mr. Thomas has extensive experience with this type of work and has provided architectural services for over 300 rehabilitated apartments in the South End, including two projects with 312 funding. We recognize that with 312 funding the contracting would be subject to competitive bidding. We do, however, expect to work with Urban Dynamics for the work in the commercial space and would anticipate using them for all the work if we use private funding for the entire project. Urban Dynamics has extensive experience in this type of construction and has rehabilitated over 200 apartment and commercial spaces in the area.

We would work closely with the BRA and the community to see that the property will be rehabilitated in accordance with the developer's kit and that the rental units are available to community residents. We are well known to the residents of the community, since we have run our family market across Millford Street at 534 Tremont Street for four years; therefore, we would desire to reside in the South End and participate in the community affairs.

We are enclosing for your review a complete Public Disclosure Form HUD 6004

South End Project Director
September 3, 1976

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Parts I & II. We are also enclosing for your confidential review banking references and financial statement.

Sincerely yours,

Antonios Barounis

Antonios Barounis

LAMBRINI Barounis

Lambrini Barounis

Enclosures

REDEVELOPER'S STATEMENT FOR PUBLIC DISCLOSURE¹

A. REDEVELOPER AND LAND

1. a.. Name of Redeveloper: Antonios and Lambrini Barounis
- b. Address and ZIP Code of Redeveloper: 20 Mystic Valley Parkway,
Arlington, Massachusetts 02174
- c. IRS Number of Redeveloper:
2. The land on which the Redeveloper proposes to enter into a contract for, or understanding with respect to, the purchase or lease of land from

Boston Redevelopment Authority
(Name of Local Public Agency)

in South End, Massachusetts R-5G
(Name of Urban Renewal or Redevelopment Project Area)

in the City of Boston, State of Massachusetts,
is described as follows² 532 Tremont Street

3. If the Redeveloper is not an individual doing business under his own name, the Redeveloper has the status indicated below and is organized or operating under the laws of _____ :

- ☐ A corporation.
- ☐ A nonprofit or charitable institution or corporation.
- ☐ A partnership known as N/A
- ☐ A business association or a joint venture known as
- ☐ A Federal, State, or local government or instrumentality thereof.
- ☐ Other (explain)

4. If the Redeveloper is not an individual or a government agency or instrumentality, give date of organization:
5. Names, addresses, title of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, and investors of the Redeveloper, other than a government agency or instrumentality, are set forth as follows:

¹If space on this form is inadequate for any requested information, it should be furnished on an attached page which is referred to under the appropriate numbered item on the form.

²Any convenient means of identifying the land (such as block and lot numbers or street boundaries) is sufficient. A description by metes and bounds or other technical description is acceptable, but not required.

- a. If the Redeveloper is a corporation, the officers, directors or trustees, and each stockholder owning more than 10% of any class of stock¹.
- b. If the Redeveloper is a nonprofit or charitable institution or corporation, the members who constitute the board of trustees or board of directors or similar governing body.
- c. If the Redeveloper is a partnership, each partner, whether a general or limited partner, and either the percent of interest or a description of the character and extent of interest.
- d. If the Redeveloper is a business association or a joint venture, each participant and either the percent of interest or a description of the character and extent of interest.
- e. If the Redeveloper is some other entity, the officers, the members of the governing body, and each person having an interest of more than 10%.

NAME, ADDRESS, AND ZIP CODE

POSITION TITLE (if any) AND PERCENT OF INTEREST OR
DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

N/A

6. Name, address, and nature and extent of interest of each person or entity (not named in response to Item 5) who has a beneficial interest in any of the shareholders or investors named in response to Item 5 which gives such person or entity more than a computed 10% interest in the Redeveloper (for example, more than 20% of the stock in a corporation which holds 50% of the stock of the Redeveloper; or more than 50% of the stock in a corporation which holds 20% of the stock of the Redeveloper):

NAME, ADDRESS, AND ZIP CODE

DESCRIPTION OF CHARACTER AND EXTENT OF INTEREST

N/A

7. Names (if not given above) of officers and directors or trustees of any corporation or firm listed under Item 5 or Item 6 above:

B. RESIDENTIAL REDEVELOPMENT OR REHABILITATION

(The Redeveloper is to furnish the following information, but *only* if land is to be redeveloped or rehabilitated in whole or in part for *residential* purposes.)

¹ If a corporation is required to file periodic reports with the Federal Securities and Exchange Commission under Section 13 of the Securities Exchange Act of 1934, so state under this Item 5. In such case, the information referred to in this Item 5 and in Items 6 and 7 is not required to be furnished.

1. State the Redeveloper's estimates, exclusive of payment for the land, for:

- a. Total cost of any residential redevelopment. \$75,000
- b. Cost per dwelling unit of any residential redevelopment. \$18,750
- c. Total cost of any residential rehabilitation \$75,000
- d. Cost per dwelling unit of any residential rehabilitation \$18,750

2. a. State the Redeveloper's estimate of the average monthly rental (*if to be rented*) or average sale price (*if to be sold*) for each type and size of dwelling unit involved in such redevelopment or rehabilitation:

TYPE AND SIZE OF DWELLING UNIT			ESTIMATED AVERAGE MONTHLY RENTAL	ESTIMATED AVERAGE SALE PRICE
			\$	\$
Owner's Apt.	1 Bedroom Apt.	W/Roof Terrace		
	1 Bedroom Apt.		275	
	1 Bedroom Apt.		275	
	1 Bedroom Apt.	W/Roof Terrace	335	
Commercial Rehab				\$20,000

b. State the utilities and parking facilities, if any, included in the foregoing estimates of rentals:

- (1) Oil fired force hot water baseboard Heat
- (2) Oil fired hot water

c. State equipment, such as refrigerators, washing machines, air conditioners, if any, included in the foregoing estimates of sales prices:

CERTIFICATION

I (We)¹ _____
certify that this Redeveloper's Statement for Public Disclosure is true and correct to the best of my (our) knowledge and belief.²

Dated: _____

Dated: _____

Signature

Signature

Title

Title

Address and ZIP Code

Address and ZIP Code

¹ If the Redeveloper is an individual, this statement should be signed by such individual; if a partnership, by one of the partners; if a corporation or other entity, by one of its chief officers having knowledge of the facts required by this statement.
² Penalty for False Certification: Section 1001, Title 18, of the U.S. Code, provides a fine of not more than \$10,000 or imprisonment of not more than five years, or both, for knowingly and willfully making or using any false writing or document, knowing the same to contain any false, fictitious or fraudulent statement or entry in a matter within the jurisdiction of any Department of the United States.

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: SOUTH END URBAN RENEWAL AREA, PROJECT NO. MASS. R-56
TENTATIVE DESIGNATION OF REDEVELOPER AND PERMISSION
FOR EARLY ENTRY
ANTONIOS & LAMBRINI BAROUNIS/SE-55/532 TREMONT STREET

SUMMARY: This memorandum requests that the Authority tentatively designate Antonios & Lambrini Barounis as redevelopers of Parcel SE-55/532 Tremont Street in the South End Urban Renewal Area and that they be granted a License for early entry.

Parcel SE-55 consists of 1700 square feet of land with a five (5) story mixed-use building on the plot. It is located at 532 Tremont Street in the South End Urban Renewal Area.

Mr. and Mrs. Antonios Barounis, currently doing business as Athens Market at 534 Tremont Street, have been renting at their present location at a figure that makes their operation economically infeasible. Their proposal for 532 Tremont Street calls for the complete rehabilitation of one (1) store and four (4) dwelling units. One which will be owner/occupied.

In keeping with the South End Urban Renewal Plan's proposed use of this parcel, Mr. and Mrs. Barounis estimates that the cost for rehabilitating one (1) store and four (4) residences will approximate \$95,000. The units will consist of four (4) - one (1) bedroom apartments.

The financing will be obtained from a private institution or HUD Section 312 Financing, if available.

It is appropriate at this time to:

(1) Tentatively designate Mr. & Mrs. Barounis as redevelopers of Parcel SE-55 so that formal processing of plans and financing arrangements may be initiated.

(2) Authorize Mr. & Mrs. Barounis to enter upon Authority owned premises at 532 Tremont Street, Parcel SE-55, in the South End Urban Renewal Area to prevent vandalism and deterioration. Additionally, as conveyance is a time consuming process, early entry will permit the continued service of a neighborhood market to the Community. Entry would be contingent upon Certificates of satisfactory insurance and a held-harmless letter to the Authority.

An appropriate Resolution is attached.

